

The Corporation of the City of Thorold

By-law No. 49-2021

Being a By-law to amend Comprehensive Zoning By-law No. 2140 (97) to rezone the lands shown on Schedule A to this By-law (Allanburg Estates Subdivision) to facilitate a Plan of Subdivision development

Whereas the Council of The Corporation of the City of Thorold authorized an amendment to Zoning By-law No. 2140 (97) as amended, for the lands known as the Allanburg Estates Subdivision, and described as PART OF UNIT 15, PLAN D-5, CITY OF THOROLD, REGIONAL MUNICIPALITY OF NIAGARA, in accordance with the recommendations in report PDS2021-10, approved by Council at the meeting held on April 20, 2021.

Now therefore, the Council of The Corporation of the City of Thorold enacts as follows:

Section 1

1. That Schedule ‘A10’ of By-law No. 2140 (97), as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Schedule ‘A’ from ‘R1A (H)’ to ‘R1A-21 (H)’ and ‘R1A-22 (H)’.

Section 2

2. That By-law No. 2140 (97), as amended, is further amended by adding the following regulations to Section 7.3: Special Provisions:

**R1A-21 (H)      Allanburg Estates Subdivision**

Maximum Lot Coverage	50%
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The lands identified as ‘R1A-21 (H)’ on Schedule ‘A’ attached hereto shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters have been resolved to the satisfaction of the City of Thorold.

Section 3

3. That By-law No. 2140 (97), as amended, is further amended by adding the following regulations to Section 7.3: Special Provisions:

**R1A-22 (H)      Allanburg Estates Subdivision**

Minimum Lot Frontage	15.0 m
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Rear Yard Setback	37.5 m
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The lands identified as ‘R1A-22 (H)’ on Schedule ‘A’ attached hereto shall not be used, nor any building or structure used, altered or erected until the (H) is removed, pursuant to the provisions of the Planning Act, provided that all servicing matters have been resolved to the satisfaction of the City of Thorold.

Section 4

4. That all other applicable provisions of By-law No. 2140 (97), as amended, not mentioned in this By-law shall continue to apply to the lands described on Schedule ‘A’ attached to and forming part of this By-law.

Section 5

5. That this By-law shall come into force and take effect pursuant to Sections 34 (21), 34 (30), and 34 (31) of the Planning Act, R.S.O. 1990, c. P.13, as amended.

Read a first, second and third time and finally passed by Council this 20<sup>th</sup> day of April, 2021.

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Terry Ugulini, Mayor

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Carrie McIntosh, Deputy City Clerk